

Southeast Teller County Planning Initiative



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City of Cripple Creek

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Introduction

In 1998, Teller County, Cripple Creek, and Victor joined to conduct a planning process in southeast Teller County. That process was designed to incorporate the goals and objectives of not only the residents of the area, but also the business community, including Cripple Creek casinos and the Cripple Creek & Victor Gold Mining Company (CC&V). The communities contracted with the professional planning firm of THK Associates, Inc. (THK) in 1998 to develop the Southeast Teller County Planning Initiative (SETCPI) plan. This effort included an extensive public outreach process and the development of a detailed analysis of the trends in the area. THK also created projections for residential, commercial, and industrial uses in the area, tourist visitation, and other factors. The THK document titled South East Teller County Land Use Plan (Final Draft) and dated February 12, 1999, is the source for much of the material in this document. The tables and projections found in the THK document are included in this document by reference.

The February 12, 1999, draft of the SETCPI plan was not adopted by any of the three partner governments. This effort is an attempt to develop a concise summary of that plan. It is hoped that Teller County and the cities of Cripple Creek and Victor will adopt and use this summary to guide decision-making in their respective jurisdictions.

Background

The Cripple Creek-Victor area is located in the Rocky Mountains of central Colorado. The cities are approximately 60 miles west of the City of Colorado Springs in an area that ranges in elevation from 7,600 to 13,000 feet. Lands to the west and north are mostly privately held while either the Bureau of Land Management or U.S. Forest Service manages the majority of the lands to the south and east. The principal route into the area is Colorado Highway 67, which leads south from U.S. Highway 24 at the Town of Divide.

Southeast Teller County has experienced quite a bit of the rich history that is unique to Colorado. From the first gold strike in Poverty Gulch in 1890, to the fires that devastated Cripple Creek in 1896 and Victor in 1898, to the current era that includes limited stakes gambling, change has been constant in this area. By the late 1980s, however, the Cripple Creek and Victor communities found themselves in a prolonged period of economic depression. The business community was suffering, housing vacancies were increasing, and population was dropping. The City of Cripple Creek joined with Central City and Blackhawk in the late 1980's to initiate a statewide referendum to allow limited stakes gambling in the three communities. Gaming was seen as a way to address economic problems and preserve the historic structures found in the three communities. Limited stakes gaming has been a part of life in Cripple Creek and southeast Teller County since Colorado voters approved the initiative in November 1990.

Cripple Creek

Known as “The World's Greatest Gold Camp,” Cripple Creek boasts a history rich in mining and personalities. The advent of gaming did much to reverse the fortunes of the community and in the decade after gaming, Cripple Creek's population grew by 90 percent. The gaming industry also began the process of reinvesting in the historic district of downtown Cripple Creek during the 1990s by rehabilitating old buildings and constructing new structures in a historically accurate manner. A historic preservation element was part of the statewide initiative, and Cripple Creek added complementary preservation legislation in their city codes. While there is a high degree of



interest in the historic structures in the community, the small-town main-street atmosphere of Bennett Avenue in Cripple Creek has diminished somewhat due to the impact of gaming.

Investment in Cripple Creek has also largely been concentrated along Bennett Avenue and in parking areas that support the casinos. Housing starts have remained relatively flat despite the large population increase, and service and support businesses still tend to locate in the Woodland Park area.



Victor

The City of Victor has also had a rich history. Known as the “City of Mines,” the community boomed during the gold rush days of the late 1800s and thrived well into the 20th century. Located just over three miles southeast of Cripple Creek, the Victor area includes the platted (but vacant) communities of Lawrence, Independence, Beacon Hill, and Altman. The unincorporated area of Gold Field, located just northeast of Victor is home to a few residences. Without gaming and, in effect, at “the end of the road,” Victor remained relatively untouched by development in the last part of the 20th century. The downtown area is a gem of Victorian era architecture just waiting for the right business development to come along. Victor has nearly doubled its population since 1990 and is developing infrastructure projects that will support further growth.

Teller County

This region is one of the most scenic in Colorado. Cripple Creek and Victor are in a high mountain area with incredible views of the Sangre de Cristo mountain range. Located just south and west of Pikes Peak, the planning area is dotted with the effects of mining

over the last 127 years. Numerous old, abandoned mines can be seen in the landscape. CC&V currently mines gold in the district located between Victor and Cripple Creek. CC&V is a subsidiary of AngloGold and is operating Colorado's largest surface gold mine and heap leach operation. Two underground mines (one a tourist destination) also remain in the area.

Low-density residential development has been occurring at a fast pace in Teller County. Still, many employees who work in Cripple Creek and Victor need to commute from their homes outside the area. The lack of housing in Cripple Creek and Victor (relative to the level of casino and mine employment) and the large number of visitors to the district contribute to congestion on local roadways. Currently, the county provides a rural level of service in southeast Teller County and promotes urbanization in, or immediately adjacent to, existing communities.

Planning Process

An approximate three-mile radius based from the center of both Cripple Creek and Victor was used for the SETCPI plan. As the communities are only a few miles apart, this radius creates an overlapping configuration that includes much of the existing and future Cripple Creek Mining District. The radius and planning area is identified on maps that follow. While there is an obvious overlap in the planning area boundaries, the planning policies and implementation actions that follow should not create conflicting land use issues.

The opinions and values of the residents, public entities, property owners, and the business sector were solicited in open forums and group discussions during this planning process. THK facilitated an effort that developed general agreement on a vision for the region's growth. Throughout the planning process, the THK team and local steering committee made efforts to gain as much community consensus as possible. The public workshops provided a broad cross-section of viewpoints and concerns that helped establish the specific directions the planning team considered.

The creation of a plan is the process of putting the hopes, dreams, and goals a community has for itself into printed form. The idea behind planning is a simple one. It is the idea that people in an area can guide decisions, development, and growth in the place that they live. Planning makes an effort to

- Protect the health, safety, and general welfare of citizens in a community,
- Improve the physical, social, and economic environment of the community, and
- Create a framework to make decisions on short-term and individual actions based upon the long-range impacts of those decisions.

A plan is only one tool to be used to guide decision-making. It creates a framework that is part of the information necessary to make decisions. The plan is advisory in nature; no codes or ordinances are found in this document. Still, a plan is a strong foundation on which decisions are built.

SETCPI Planning Area

Analysis

Population and Demographic Information

Teller County experienced solid growth in population between 1980 and 2000, gaining 12,521 new residents during that timeframe. Cripple Creek and Victor, however, contributed only 640 persons (5.1 percent) of that population increase. While the percent changes shown below are dramatic, it is more a result of statistical factors than intense population growth within the communities. Currently, Cripple Creek and Victor combined account for 7.6 percent of the Teller County population. In 1990, the two communities equaled 6.7 percent of the county total and in 1980 that percentage share was 11.4.

Population

Area	1980	1990	2000	% Change 1990-2000
Teller County	8,034	12,468	20,555	64.9%
Cripple Creek	655	584	1,115	90.9%
Victor	265	258	445	72.5%

Source: Colorado Division of Local Government, Demography Section

The Cripple Creek-Victor area is projected to capture about 12.5% of the total housing demand in Teller County. Since 1980, the planning area has seen somewhere between 7% and 20% of the construction activity and population growth in the county. THK estimates that the Cripple Creek and Victor areas will have an annual demand for 65 housing units until 2009. Of the 65 total units, projections call for 39 single family, 6 town home/condominium, and 22 rental multi-family units per year.

Economic Information

Employment in Teller County experienced an incredible boost after the gaming industry began in Cripple Creek. Employment in the years between 1992 and 1995 grew by an average of 919 jobs per year. That intense level of job creation has leveled off to about 300 jobs per year since 1998.



Teller County Estimated Employment by Industry

Industry	1995	1997	1999
Total Estimated Employment	8,420	9,275	10,107
Agricultural Production and Services	128	157	188
Mining	x	x	x
Construction	660	623	986
Manufacturing	201	281	301
Transportation, Communications, Utilities	168	228	288
Wholesale and Retail	1,695	1,847	1,850
Finance, Insurance, Real Estate	420	462	741
Services	3,918	4,324	4,316
Government	958	1,047	1,080

Source: Colorado Division of Local Government, May 2001

Note: x = number suppressed due to confidentiality issue

The Teller County labor force was at 13,715 persons in 1999. This was an increase of 285 persons over the total labor force in 1997.

Unemployment levels have been dropping also. While unemployment was 3.9 percent in 1997, it was only 3.3 percent in 1999.

Personal income in Teller County has remained constant since 1995 while income levels in the State of Colorado have risen by over \$2,700 during the period between 1995 and 1998.

Teller County Per Capita Personal Income
(constant 1998 dollars)

Year	Teller County	Colorado
1995	\$24,213	\$27,227
1996	24,168	27,726
1997	24,347	28,744
1998	24,415	29,994

Source: Colorado Division of Local Government, July 2000

Land Use Projections

The land use recommendations for the planning area are based upon economic and population expectations projected to the year 2019. The projections estimate the demand for residential land and for retail, commercial, office, industrial, and hotel uses. The estimates imply that a certain level of economic development and activity will occur in the planning area. The projections for land areas listed below can be accommodated on existing open or vacant lands within the cities of Cripple Creek and Victor. No new subdivisions need to be developed to accommodate the growth outlined in the table below.

Projected Land Use—Cripple Creek and Victor Area, 1999–2019

Land Use	Number of Units	Typical Density	Required Acres	Square Feet	Typical Site Coverage	Required Acres
Residential						
Single Family	725	5.0	145.0	—	—	—
Attached	125	10.0	12.5	—	—	—
Rental, Multifamily	825	18.0	45.8	—	—	—
Retail/Commercial	—	—	—	105,330	22.0%	11.0
Office	—	—	—	131,000	30.0%	10.0
Industrial	—	—	—	282,500	35.0%	18.5
Hotel	—	—	—	900	40/acre	22.5
Totals						
Residential	1,675	8.2	203.3	—	—	—
Retail, Office, Industrial	—	—	—	518,830	30.1%	39.5
Hotel	—	—	—	900	40/acre	22.5

Source: THK Associates

The planning matrix below identifies opportunities and constraints currently present in the planning area and is organized around planning policy topics.

Planning Matrix

Planning Principles	Assets and Opportunities	Constraints and Limitations
1 Transportation	Regional and local trails and the trolley idea. A scheduled transportation system between cities.	Acquiring easements for trails and trolley line. Planning for improvements and associated expenses.
2 Economic Development	Existing historic structures and base industries. Scenic beauty. Potential for development of arts or service businesses.	Comparative isolation of the area. Small population. Community attitude and image needs to focus on positive issues.
3 Tourism	Historic structures and mining uses. Scenic quality of the area. Gaming and “Greatest Gold Camp” idea	Competition from other places. Retail businesses need to stay open all year.
4 Recreation	Public lands and wildlife in the area. Both cities need additional recreation areas and facilities.	Limited to summer months in general. Need recreation projects in the area, i.e. ski hill, water sports, trails.

5 Environmental	Topography, forests, wildlife, and scenery. Need buffer and/or no mining zones to maintain cultural landscapes. Monitor air and water.	Air pollution, current mining, land reclamation after mining is complete.
6 Infrastructure and Buildings	Both cities have good water and sewer systems can now plan growth without the wrong growth.	Lack of infrastructure outside of cities will limit development. Need plans for public improvements.
7 Housing	Provide more housing for those who now commute. Restore and/or infill existing cities before new structures and/or housing allowed outside.	Local supply of housing is limited.
8 Education	Better use of existing buildings. Public school system seems to be perceived to be inadequate.	Public school system has to deal with transient nature of the area. Lowell Museum open during limited times.
9 Historic Preservation	Many existing buildings and structures that can be restored. Incentives and education needed to encourage restoration.	Deterioration of many structures. Need money and uses for old buildings.
10 Land Use	Determine where commercial and residential growth should go. Keep the feel of the area intact and maintain the "sense of place."	Potential for sprawl outside of the cities. Keep the integrity of historic buildings and the landscape in new efforts.
11 Community at Large	Opportunity to develop a shared vision for the future of the community and create a balance between a permanent place to live and a seasonal tourist area.	Lack of a shared vision for the future. Need good jobs, services, and restoration and maintenance of historic structures to bring and keep tourism.

Source: THK Associates.

Planning Policies and Implementation Actions

The planning policies and implementation actions that follow have been based on the THK work and developed to guide Teller County and the cities of Cripple Creek and Victor as they make land use and other decisions in the planning area.

Transportation Policy

Governments in the area will work to promote a local and regional transportation system that serves the needs of residents and visitors, minimizes disruption to residential areas, maintains the highest possible safety standards, and protects the historical integrity of the area.

Discussion

The Cripple Creek and Victor area is relatively isolated from major highways in Colorado. These cities are primary destinations for most vehicles traveling on Highway 67 south of the intersection with U.S. 24 in Divide, Colorado. State Highway 67 is the main link between Cripple Creek, Victor, and the rest of the region including Interstates 25 and 70.

Other roads connect Cripple Creek and Victor to the region. These roads vary in condition and can generally be considered suitable for backcountry style travel. They include

- Gold Camp Road, Teller County Road (TCR) 8, from NE of Victor to Colorado Springs,
- Skagway Road, TCR 861, from Victor to Skagway Reservoir,
- Phantom Canyon Road, TCR 86, from Victor to Canyon City,
- Shelf Road and Four Mile Creek Road, TCR 88, from Cripple Creek to Canyon City, and

- Florissant Road, TCR 1, from Cripple Creek to Florissant.

Travel demands on Colorado Highway 67 have grown dramatically with the advent of gaming in Cripple Creek. A much greater percentage of motor homes, vacation traffic, and motor coaches impact travel on the highway. The slower operating speeds of these large vehicles have often become the prevalent speed for all traffic on the highway. There is also large commuting population in the area due to the limited housing available in the planning area. Mine and casino workers commute from Divide, Florissant, Woodland Park, and even Colorado Springs. Highway 67 experiences peak demands in the summer months as gaming and tourism trips increase. The highway experiences significant periods of congestion at these times.

Implementation Actions

- Consider developing historic transportation routes and Teller County roads as alternate routes to Cripple Creek and Victor.
- Work with the Colorado Department of Transportation, Teller County Road Department, and cities of Cripple Creek and Victor to establish a safe, efficient network of regional and local roadways.
- Work to establish alternate transportation modes within the planning area, specifically between the cities of Cripple Creek and Victor.
- Provide a system of informational, directional, and interpretive signage in conjunction with the roadway system.

Economic Development Policy

Partnering governments will promote the diversification of the economy and encourage development and activities that will attract visitors year-round.



Discussion

Successful economic development is a process. There is no “end point” in an economic development effort where a community can relax and rest on their laurels. Work must be continuous and that work must both support existing businesses and develop new, complementary businesses and attractions. The cities of Cripple Creek and Victor have amenities and opportunities that many communities envy. These assets need to be molded into a mix of high-quality operations and attractions.

Implementation Actions

- Encourage new businesses and industries to locate in the planning area to help create a stronger and more diverse economy.
- Support and assist the economic activities of mining and gaming.
- Support other elements of the economy such as retail, ranching, agriculture, and community services.
- Provide incentives to utilize and encourage the development of vacant lands and buildings within the cities for housing, businesses, governmental offices, attractions, and community services.

Tourism Policy

Develop a strategic plan for tourism in southeast Teller County.

Discussion

Annual tourist visits to the Cripple Creek – Victor area are expected to increase from approximately 1.6 million in 1998 to 2.3 million in 2009. These totals translate to an average of 4,790 visitors per day in 2001, growing to an average of 6,310 visitors per day in 2009. To most communities, between 4,000 and 6,000 visitors per day is an overwhelming number, especially when the higher demand during the summer months is factored into the equation.

Most visitors do have gaming as a distinct focus for their visit to the planning area. The challenge for those in Cripple Creek and Victor is to diversify the range of opportunities available to this tourist population. A wider range of attractions will have the effect of extending the visitor stay in the area to include more lodging, gaming, meal, and shopping expenditures.

A more durable basis for sustained economic growth in the area may be heritage, cultural, and recreational tourism. This type of tourism is based on attracting visitors that are eager to be entertained by, educated about, and immersed in Cripple Creek and Victor's authentic setting. This type of tourism is not limited to an area between the 4 walls of a casino, but extends through programs, events, and activities across the entire southeast Teller County area.

Implementation Actions

- The plan should focus on the establishment of a broad base of tourist-oriented activities and facilities in the area.
- Organize and establish a major tourist attraction in the planning area, such as "The World's Greatest Gold Camp" located in Poverty Gulch.
- Cultural tourism should become an element of the tourism mix in the planning area. Projects and programs should be based on authentic and indigenous history. The heritage of the area is a unique and genuine asset.
- Ecological Tourism should become an element of tourism in the planning area. The interpretation of local mining history since the discovery of gold is a compelling story. The planning area is also uniquely qualified to develop educational programs that relate to life at high altitudes.

Recreation Policy

Southeast Teller County communities will provide high quality community services and support the enhancement of recreational resources in the area.

Discussion

Organizations in southeast Teller County have already begun the development of an extensive network of trails. This effort has included a strong partnership with CC&V that should be nurtured and maintained. The vitality of Cripple Creek and Victor is also dependent upon the quality of parks, open space, and other recreational amenities that contribute to the quality of life of the residents. Year-round recreation opportunities are important to the community.

Implementation Actions

- Work to establish and maintain a quality system of parks and recreational facilities in the area.
- Provide a network of local trails and sub regional trails that can be connected to regional, state, or national trail systems as they are developed.
- Work to develop a community recreation center, the local ski area, lakes, and other recreational options in the community.
- Maintain a strong recreation program in the planning area.
- Develop strategies to fund and develop community-wide cultural facilities.

Environmental Policy

Minimize the visual and environmental impacts of development on the historical, resource, and cultural landscapes of southeast Teller County.

Discussion

The setting of the Cripple Creek and Victor area is a mix of working landscape and stunning mountain scenery. This setting is an integral part of the character of the area. Long-term residents talk with pride about their time living in the area and their contributions to community life.

The physical environment is defined by steep terrain, which ensures a relatively compact area for development, and gold mining. Post mining reclamation is an important element of any long-term plan for the area.

Implementation Actions

- Establish clean up and community beautification programs to provide landscape and streetscape improvements
- Set aside key parcels of land and combine those parcels with existing public lands in order to establish a system of open space buffers, green belts, drainage way corridors, and historic and cultural landscapes.
- Establish land use guidelines that will minimize visual and environmental impact of development upon the landscape.
- Develop a water source protection and supply plan.
- Cripple Creek, Victor, and Teller County shall restrict residential development in areas constrained by natural limitations of the land including 100 year floodplains, steep slopes, important biological resources, and locations where it is not economically feasible to provide a municipal level of services.

Infrastructure and Buildings Policy

Establish a program for planned development within the cities of Cripple Creek and Victor that will encourage the reuse of existing structures and development of vacant lands.

Discussion

The historic fabric of Cripple Creek and Victor are irreplaceable and unique parts of Colorado history. The streets, buildings, and roadway networks in this area form some of the most historic locales found in the State. A concerted effort to maintain and develop properties beyond gaming uses will ensure that these elements of the community continue to be a meaningful part of the identity of the area.

While construction and renovation projects are an important part of a historic preservation program, activities that do not result in construction may have as important an impact. Historical interpretation, historical and archeological research, marketing of historic resources, and management of historic properties all contribute to an effective and successful presentation of the areas assets.

Implementation Actions

- Develop financial incentives to encourage property improvement and new development within the cities of Cripple Creek and Victor.
- Develop strategies to fund infrastructure improvements and the maintenance of existing municipal systems.
- Encourage local governmental entities to use existing structures and vacant lands within the community for offices and service facilities.
- Encourage the reuse of existing structures and provide financial incentives for property improvements.
- Establish a plan for growth adjacent to the cities through the efficient and economical provision of utility infrastructure.

Housing Policy

Establish a program to provide for the development of a wide cross-section of housing types and housing price ranges to strengthen neighborhoods in the planning area.

Discussion

Housing is a concern across all of Colorado. There is either too little of a supply of housing, or housing is available, but at too high a cost. The cities of Cripple Creek and Victor have the added disadvantage of having lived through a period where the economy contributed to a period of general neglect and decay. This left a portion of the housing stock in marginal repair. Affordable housing for the local workforce is in extremely short supply.

Neighborhoods need to be developed in a manner that incorporates a mixture of low, moderate, and high-density housing.

Implementation Actions

- Reuse existing structures and develop new housing on vacant land.
- Create a mix of housing types and range of housing prices in the area.
- Encourage and provide incentives to rehabilitate structurally sound homes and buildings in both cities.
- Develop a program to fund housing assistance efforts in the communities.
- Support the creation of Public/Private partnerships for housing.
- Encourage the development of accessory dwelling units.
- Encourage cluster development and density bonuses in Cripple Creek and Victor.

Education and Communication Policy

Focus efforts on creating a high quality educational experience for both residents and visitors that uses cutting edge technology.

Discussion

Partnering governments, districts, and the business community should maintain a strong commitment to lifelong education in the area. Efforts should begin with the School District and weave through every program undertaken for either residents or tourists who visit the community.

Implementation Actions

- Teller County and the cities of Cripple Creek and Victor, working together with the public school district, should

assess, monitor, and plan for the impacts of growth on the school system.

- Provide support for museums and fine art galleries that focus on the history and heritage of the area.
- Update the existing communications network in the planning area and ensure continuous high-quality access to regional and national communications systems.

Historic Preservation Policy

Work actively to preserve the architectural, landscape, and cultural assets of southeast Teller County.

Discussion

With National Historic Districts and a world-class mining district in the area, Cripple Creek, Victor, and Teller County need to maintain a strong, ongoing commitment to historic preservation. The image of the Cripple Creek and Victor area is determined by a variety of integrated factors such as the appearance and condition of community buildings, the functional levels of transportation systems, pedestrian amenities, landscaping, the location and function of open spaces, signage, and a host of other factors. Careful management and blending of these factors will create an image that reflects southeast Teller County's true character and unique "sense of place".

Implementation Actions

- Maintain and develop historic preservation programs within the communities and on the surrounding landscapes that have cultural importance in the planning area.
- Provide assistance and incentives within the area to encourage and support the



rehabilitation of sound historic structures.

- Provide support for planned historic preservation programs.
- Review development proposals for their relationship to other projects and proposals in southeast Teller County.

Land Use Plan

The proposed land use plan for the SETCPI planning area is a visual representation of the goals, objectives, and policies that were discussed during the entire planning process. The plan is an indication of where different types of development will occur in the future. The plan does not identify a particular land use to a particular parcel; it only serves as a general indication of the proposed land use in an area.

Listed below are goals, objectives, and implications that have been distilled from the 1999 THK document.

Goals

- Create a balanced land use plan that will provide for the planned growth of the cities of Cripple Creek and Victor, and the unincorporated lands of southeast Teller County.
- Create a land use plan that respects the “sense of place”, encourages economic development, and enhances the cultural landscape of southeast Teller County and the cities of Cripple Creek and Victor.
- Create a land use plan that respects individual and corporate property rights.

Objectives

- Create a land use plan that encourages a balance of economic development, historic preservation, environmental concern, quality education, provision of community services, and maintenance of cultural heritage.
- Create a land use plan that will encourage the various interest groups within the community to work together for the overall benefit of the community.

- Create a land use plan that will respond to the community's desired quality of life including good housing, good schools, good jobs, and good recreational activities.

Issues and Implications

The land use plan for the Southeast Teller County Planning Initiative has been based upon input received from the community, the steering committee, and the client communities. The land use plan provides a long-range guide for orderly growth and development within the area and identifies land use and development opportunities. Factors used in determining the proposed land uses include

- Land development opportunities,
- Existing land use zones in the cities and adjacent rural areas,
- Access and circulation routes and gateways into the community,
- Existing activity areas and facilities,
- Open space areas and pedestrian connections,
- View sheds and visual impact mitigation areas,
- Historic and landmark districts,
- Historic and cultural landscapes,
- Surface mining areas,
- Landscape buffer areas,
- Drainage corridors,
- Infrastructure systems,
- Projected community use areas, and
- Rural subdivisions.

Environmental and Natural Systems Implications

The land use development plan includes a broad range of existing and designated zones and a number of existing land use areas.



Of primary importance was the visual image of the natural and cultural landscapes of the area, which contribute to the “sense of place” within the view sheds of the cities of Cripple Creek and Victor. Through the planning process, a broad cross-section of land use elements was considered both within the cities and on the adjacent rural landscapes.

The following criteria were also applied to the analysis of potential land uses in the Cripple Creek and Victor area:

- Compatible with existing environmental conditions,
- Accomplished within the existing infrastructure of the cities,
- Serves local needs,
- Responds to the effects of present and future mining,
- Makes best use of cultural and historic resources,
- Does not duplicate current services in the community,
- Does not duplicate recreational opportunities within the community,
- Improves the cities’ image,
- Attracts economic development,
- Has ability to generate economic gain,
- Attracts tourism,
- Does not require extensive infrastructure expenditures, and
- Has community acceptance.

SETCPI Proposed Land Use

Area Designations and Definitions

During the planning process, a set of land use area designations were developed, including the following:

CG—Potential City Growth Areas

This land use designation identifies those open lands immediately adjacent to the cities of Cripple Creek and Victor that can provide appropriate lands for development should the cities so approve.

CL—Cultural Landscape Preservation Areas

These lands are areas of significant importance to the history and heritage of the planning area, the cities of Cripple Creek and Victor, and CC & V. They have been designated cultural landscapes and should be preserved, interpreted, and maintained in their present state for the benefit of residents and visitors alike.

TE—Tourist and Entertainment Venues

This land use designation identifies areas that have the potential to be developed as tourist-oriented attractions. These areas would provide a base for the development of facilities that would relate to the history of the area, such as the “Greatest Gold Camp in the World.”

AG—Agriculture – Ranching Landscape Areas

These land areas are designated and zoned by Teller County. In fact, all lands outside of the cities of Cripple Creek and Victor are designated and zoned A-1, Agriculture. The land use areas identified in this plan as AG can be considered as an overlay designation applied to the base zoning of A-1.

RS—Existing Rural Subdivisions

These established subdivision developments are designated as special land use areas within the A-1 zone.

PM—Post Mining Landscape Conservation Areas

This land use area is currently being surface mined by CC&V. The mine has an established mined land reclamation program that will provide the basis for a number of post mining uses, which might include wildlife conservation and enhancement areas, geologic study areas, rock climbing venues, shooting ranges, mountain bike courses, or other uses.

DC—Drainage Ways – Open Space Corridors

These lands would be set aside and designated as open space corridors that would provide areas for wildlife conservation and hiking, equestrian, and/or biking trails. These corridors would also provide visual breaks in the landscape.

VB—Visual Buffer – Landscape Conservation Areas

This land use designation identifies areas where a major commitment would be made for the preservation of cultural landscapes in the planning area. This land use is important to the preservation of the “sense of place” found in southeast Teller County.

RA—Parks, Green Ways and Recreation Areas

This land use designation identifies existing and potential land areas that are, or could be, developed for the use of the community as parks. Existing parks and school grounds within the cities should be improved and other open lands should be developed to add to the parks and recreational facilities of each city.

Special Land Use Designations and Areas

- Cripple Creek National Historic District
- Limits of current and near-future surface mining area
- Victor visual buffer area
- Potential theme park boundary
- Gateways to the planning area
- Significant landmarks
- Notable focal points in the landscape

- Victor Downtown Historic District
- Transportation corridors—primary and secondary
- Foot, equestrian, and bike trails

City of Cripple Creek Land Use Zones

- B—Business
- BH—Business Historic
- BBH—Business Historic Buffer
- R—Residential
- S—School
- C—Light Industrial

City of Victor Land Use Zones

- B—Business
- R—Residential
- P—Park